

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Attorneys for the Debtor

In Re:

Gregory A. Shockley



Order Filed on November 4, 2022
by Clerk
U.S. Bankruptcy Court
District of New Jersey

11/3/2022

Chapter: 13

Judge: Vincent F. Papalia

ORDER APPROVING SALE OF DEBTOR'S REAL PROPERTY;

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: November 4, 2022

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".

Honorable Vincent F. Papalia
United States Bankruptcy Judge

Debtor: GREGORY A. SHOCKLEY

Chapter 13 | Case No. 19-27271-VFP

Caption of Order: ORDER APPROVING SALE OF DEBTOR'S REAL PROPERTY

This matter having been opened to the Court by Marsha M. Moore, Esq. of Post Polak, P.A. attorney for Debtor, Gregory A. Shockley, (the Debtor”), upon the filing of Debtor’s Motion (the “Motion”) to Approve Sale of Real Property commonly known as 315 West 5th Avenue, Roselle, New Jersey (the “Real Property”); and a copy of the Motion having been served upon affected creditors and the Chapter 13 Trustee; and the Court having considered the submissions of the parties, and for good cause shown;

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the Contract of Sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of the sale must be used to satisfy the liens on the Real Property unless the liens are otherwise avoided by court order. Until such satisfaction the Real Property is not free and clear of liens.
3. In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker. Therefore the following professional(s) may be paid at closing.

Name of Professional: Rickey D. Cooper
Realty Executives Exceptional
271 US 46 W. G-101
Fairfield, NJ 07040

Amount to be paid: 2% of the purchase price plus \$200 listing fee

Services rendered: Listing/Seller’s Agent

Name of Professional: Tovia Lichtman
Nationwide Homes Realty LLC
116 Village Blvd.
Princeton, NJ 08540

Debtor: GREGORY A. SHOCKLEY

Chapter 13 | Case No. 19-27271-VFP

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Amount to be paid: 2% of the purchase price less \$200 listing fee

Services rendered: Buyer's Real Estate Agent

4. Any fees owed to Debtor's Counsel, Post Polak, P.A. must be held in trust by the Buyer's attorney or title company pending a Fee Application by Debtor's Counsel being filed with and approved by the Bankruptcy Court.

5. Other closing fees payable by the Debtor may be satisfied from the proceeds of the sale and adjustments to the price as provided for in the Contract of Sale may be made at closing.

6. The balance due on the Debtor's Chapter 13 Plan must be paid to the Chapter 13 Trustee in the Debtor's case. The balance to proceeds to be paid to Debtor and co-owner, Sheila Shockley.

7. A copy of the Seller's Closing Disclosure must be forwarded to the Chapter 13 Trustee within 7 days after closing.

In re:
Gregory A. Shockley
Debtor

Case No. 19-27271-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Nov 04, 2022

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 06, 2022:

Recip ID	Recipient Name and Address
db	Gregory A. Shockley, 315 W 5th Ave, Roselle, NJ 07203-1141

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 06, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 4, 2022 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Nationstar Mortgage LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Joseph Gunnar Devine, Jr	on behalf of Creditor Bayview Loan Servicing LLC jdevine@tmppllc.com, kcollins@schillerknapp.com;lgadomski@schillerknapp.com
Joseph Gunnar Devine, Jr	on behalf of Creditor Federal National Mortgage Association (FANNIE MAE) c/o Community Loan Servicing LLC fka Bayview Loan Servicing, LLC jdevine@tmppllc.com, kcollins@schillerknapp.com;lgadomski@schillerknapp.com
Marie-Ann Greenberg	magecf@magtrustee.com
Marsha M. Moore	on behalf of Debtor Gregory A. Shockley mmoore@postpolak.com mooremr81075@notify.bestcase.com
Richard Gerbino	on behalf of Creditor Federal National Mortgage Association (FANNIE MAE) c/o Community Loan Servicing LLC fka Bayview Loan Servicing, LLC rgerbino@schillerknapp.com, kcollins@schillerknapp.com;lgadomski@schillerknapp.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

District/off: 0312-2

User: admin

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Date Rcvd: Nov 04, 2022

Form ID: pdf903

Total Noticed: 1

TOTAL: 7